



Curtis Gardens, Dorking

**Offers In Excess Of £425,000**

## Property Features

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- TWO BEDROOM COTTAGE
- LOTS OF CHARACTER
- PRIVATE REAR GARDEN
- IMPRESSIVE MASTER BEDROOM
- FRONT ASPECT LIVING ROOM
- FIRST FLOOR FAMILY BATHROOM
- WALKING DISTANCE TO DORKING TOWN
- AMPLE STORAGE THROUGHOUT
- CLOSE TO MAINLINE STATIONS
- LOG SHED



# Full Description

A truly charming two-bedroom cottage offering bright, spacious accommodation with an abundance of period charm and a delightful garden. Situated in the heart of Dorking, within a few minutes walk from the town centre, mainline train stations and excellent schools.

This picture-perfect cottage bursting with character and style has been beautifully decorated throughout, typically in keeping with a property of this era. This delightful property begins with the front aspect sitting room which has a large window overlooking the pretty front garden, attractive built in shelving and charming log burner creating a warm and cosy ambience. Flowing through to the kitchen/diner which has a selection of floor to ceiling units complemented by ample worktop space, space for appliances and a back door providing access to the rear garden.

Stairs rise to the first floor offering access to both double bedrooms and the spacious, well insulated loft. As you can see from the floorplan the master bedroom is an impressive 17'0 x 8'10 offering space for additional furnishing and overlooks the front garden. Bedroom two is another well-proportioned double. The family bathroom is fitted with a modern white suite and completes the first-floor accommodation.

The property benefits from a recently updated boiler, plus radiators – all fitted in the last four years.

## Outside

To the front, there is a well-maintained front garden with pathway leading to the property.

The landscaped garden is yet another excellent advantage offering an area of lawn and full width patio, perfect for al fresco dining or simply enjoying on a warm summer's day. There are also two useful storage units and log shed.

## Parking

Although there is no allocated parking, you can apply for a permit via the Mole Valley website – this will allow you to park on Curtis Road which the current owner has done. More information can be found here - <https://www.molevalley.gov.uk/home/roads-parking-travel/parking-permits/resident-street-permit-scheme>

## Location

Curtis Gardens is situated in the heart of Dorking town centre which offers a comprehensive range of shopping, social, recreational, and educational amenities. Dorking mainline and Deepdene railway stations are within proximity (0.9 miles), just a short 15 minute walk away offering a direct service into London Victoria and London Waterloo in approximately 50 minutes. The M25 is accessed seven miles north equidistant via the A24 to Leatherhead Junction 9 or the A25 to Reigate Junction 8 offering direct access to Gatwick and Heathrow Airports. Dorking also has a flagship Waitrose store, excellent sports centre and The Dorking Hall regularly hosts cultural events. In addition, the town benefits from a very good choice of schools including The Ashcombe and The Priory at secondary level and St. Paul's, St. Martin's and St Josephs at primary level. The general area is famous for its outstanding countryside including The Nower, Ranmore Common and Box Hill (National Trust) - ideal for the walking and riding enthusiast, plus Denbies Wine Estate (England's largest vineyard) situated on the northern outskirts of Dorking.

VIEWING - Strictly by appointment through Seymours Estate Agents, 27 South Street, Dorking, RH4 2JZ

FIXTURES & FITTINGS - We have not carried out a detailed survey, nor tested the appliances, mechanical or electrical fittings.

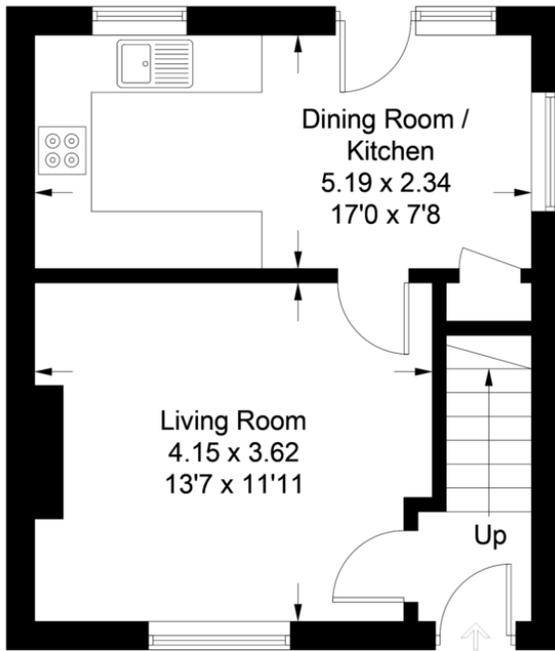
MISREPRESENTATION ACT – These particulars are for guidance only and do not form any part of any contract



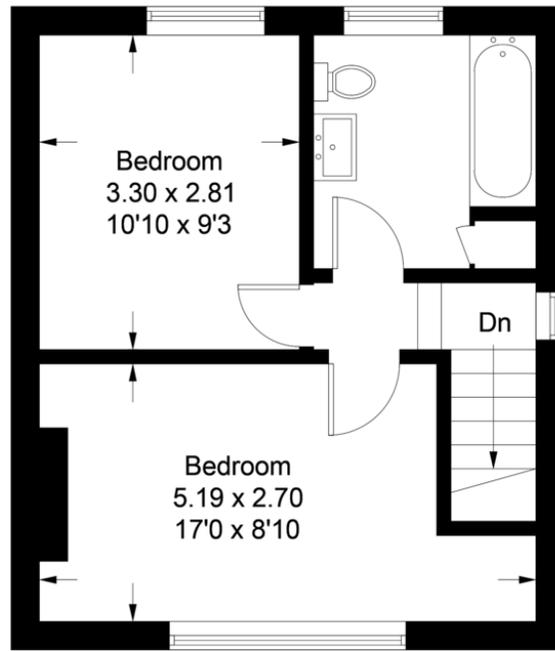


# Curtis Gardens, RH4

Approximate Gross Internal Area = 64.8 sq m / 697 sq ft



**Ground Floor**



**First Floor**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID832082)



**COUNCIL TAX BAND**

D

**TENURE**

Freehold

**LOCAL AUTHORITY**

Mole Valley District Council

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 85   B    |
| 69-80 | C             |         |           |
| 55-68 | D             | 61   D  |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



**CONTACT**

27 South Street, Dorking, Surrey, RH4 2JZ

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements